

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R27884

Property Information

property address: 3833 S TEXAS AVE
legal description: GARDEN ACRES, LOT 41, ACRES 2.8
owner name/address: R & S LEASING
PO BOX 602
BRENNHAM, TX 77834-0602
full business name: Metro Centre (for tenants, see comments)
land use category: Comm. office type of business: business office bldg.
current zoning: C2 occupancy status: occupied
lot area (square feet): 121,968 frontage along Texas Avenue (feet): 255.7
lot depth (feet): 493.19 sq. footage of building: 62,044
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): _____ # of stories: 2
type of buildings (specify): brick
building/site condition: 5 - very well maintained
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 1980 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: brick/metal
overall condition (specify): excellent
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 197
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 14 x 7 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: landscaping present, but could use a little more.

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

tenants: RGL, Inc; USDA Service Center; TAMU Agriculture Program
Prop Mgmt; Natural Resources Conservation Service; Deborah
Voorhies, PhD; TAMU Health Science Center; Sulik Health Care; Galindo
Engineers; Planners; American Heart Assoc; TAMU Office of Admissions
Fee Processing; Conference Mgmt Services; Sielken & Associates;
Seidel, Schroeder & Co., LLP; Consumer Credit Counseling Service;
Smith Dairy Queens, LTD; The Carlson Law Firm, RRC, Inc.